

**McClellan Air Force Base**  
**Restoration Advisory Board Meeting**  
**Minutes**  
**Vineland Elementary School**  
**January 17, 1996**

Attendees present:

Attendees	Affiliation
<b>RAB Members Present</b>	
Yarbrough, Chuck	Community Member, Co-Chair
Anderson, Dale	Community Member
Brown, Steve	Community Member
Freuer, Ted	Community Member
Gacke, Brad	Community Member
Gaines, Mannard	Community Member
Gibson, Bill	Community Member
Green, Dennis	Alternate Community Member
Guerra, Sheila	Community Member
Healy, Joe	U.S. EPA Representative
Ierardi, Mario	McClellan AFB EM, Co-Chair
Leuthe, John	Community Member
Lewis Jeannie	Community Member

MacDonald, Alexander	RWQCB Representative
Malinowski, Mark	DTSC Representative
Norman, Ben B.	Community Member
Ogle, Joe	Community Member
Okoroike, Simeon	Community Member
Shepherd, Bill	Community Member
Taylor, Burl	County Community Member
Tubbs, Cody	Congressman Matsui's Office
<b>RAB Members Not Present</b>	
Bryant, James	Community Member
Callaway, Del	Community Member
McKee, Susan	Congressman Fazio's Office
<b>RAB Alternates Present</b>	
Lewis, Dennis	Community Member
Schmalz, Kirk	McClellan AFB EMR
<b>Others Present:</b>	
Anderson, Elaine	McClellan AFB EMR
Auvinen, Vic	Radian Corporation

Barnes, Joseph	Community Member
Beauchesmin, Fred	Community Member
Benedict, Stephanie	Radian Corporation
Bernheisel, Paul	Community Member
Blank, Rick	Community Member
Bowles, John E.	Community Member
Brunner, Paul	McClellan AFB EM
Bryant, Cynthia	HQ AFMC/CEVR
Carrier, John	Foster Wheeler
Cervone, Lt Col Tony	McClellan AFB EMR
Chapman, Tim	BDM
Churchill, Greg	McClellan AFB EMR
Dehn, Starr	Community Member
Drefs, Marcy	IFPTE, McClellan
Dubost, Michael	Lee & RO, Inc.
Foy, Patrick	Radian Corporation
Garcia, Marc	McClellan AFB EMR
Gidding, Margaret	McClellan AFB EMR
Graening, Capt. Guy	McClellan AFB EMR
Hergenrader, Ron	Jacobs Engineering Group
Kempster, Tom	AFBCA/DM
Kleinecke, L.	Community Member
Leighton, Bob	URS Consultant
Lewis, Lee	Community Member
Lunceford, Sandra	Community Member

Mathes, Charles	Community Member
Miller, Frank	Community Member
Robertson, Duane E.	Environmental Council of Sacramento (ECOS)
Ross, Elaine	AFBCA
Senchy, Major Robert	McClellan AFB EMR
Sher, Sue	DTSC
Shull, Lee	Foster Wheeler Environmental
Singh, Sarabjit	URS Consultant
Solander, Rick	SM ALC/EMP
Vincent, Jerry	SM ALC/EMR

### **Introduction and Welcome**

Mr. Chuck Yarbrough welcomed the community and RAB members to the Restoration Advisory Board (RAB) meeting. He noted that RAB members may not miss more than three consecutive meetings without jeopardizing their membership on the board. It is very important that RAB members sign in to be accounted for.

### **Approval of Previous Meeting Minutes**

Mr. Yarbrough stated that the previous meeting minutes were approved; however, if any RAB member has comments and/or changes, they are to submit them to Jamie Cameron-Harley within two weeks (by 31 January), so that the minutes can be finalized.

### **Announcement**

Mr. Yarbrough informed the meeting participants that a group called the Northern California RAB Community Member Caucus was meeting in San Francisco while the current RAB was in session. This meeting will be held quarterly in conjunction with the EPA Base Closure Environmental Advisory Group Meeting. Mr. Yarbrough suggested that the McClellan RAB meeting schedule be changed to allow those who may want to attend the aforementioned meeting to do so. Mr. Bill Gibson moved that the next RAB meeting be held on April 24 and quarterly RAB meetings thereafter be held on the fourth Wednesday of the month. That way the RAB could receive the benefit of hearing what the caucus discusses, should a RAB member attend. Mr. John Leuthe seconded. The motion was passed.

Note: Mr. Del Callaway will be attending the EPA Base Closure Environmental Advisory Group meeting tomorrow, 18 January 1996.

## **Overview**

Mr. Mario Ierardi gave an overview of the RAB agenda, poster boards, and handouts. The poster boards displayed contained information on work efforts related to cleanup, reuse, community relations, and ongoing field activities. The theme for the meeting is the "State of the Environment."

Mr. Ierardi introduced the following people who were attending the meeting:

- Lt. Col. Tony Cervone, Deputy Director of Environmental Management. He is here representing Mr. Brunner, who is in Jacksonville, Florida, in a meeting to discuss closure issues.
- Mr. Tom Kempster, Senior Representative from the Base Conversion Agency for the Air Force. Mr. Kempster recently moved to McClellan permanently and will be working both environmental and reuse issues full time for the base.

## **Public Comment Cards**

Mr. Ierardi explained the presence and use of the public comment cards for a proposed Soil Vapor Extraction (SVE) system to be installed at Investigation Cluster (IC) 31 in Operable Unit A. McClellan ran a public notice that started a public comment period for this proposed removal action. Mr. Kirk Schmalz, Remedial Program Manager for McClellan, was available at the first poster board station to discuss the system and answer any questions. Technical reports supporting SVE for the site were also available for review. If the public had additional questions or comments, the comment cards would be filled out and mailed in. The public comment period closed on February 5, 1996.

## **Role and Purposes of Environmental Committees**

Mr. Ierardi noted that members from the Mather Restoration Advisory Board were in attendance, and he thanked them for coming.

Mr. Ierardi discussed the various roles of some of the organizations involved in the restoration and conversion of McClellan AFB. The role and purpose of the Restoration Advisory Board is to provide community input into the cleanup programs. The RAB serves as an advisory role for the community.

The BRAC Cleanup Team (BCT) membership has been established. It includes the following: RAB Co-chairs as well as Mr. Kirk Schmalz the Remedial Program Manager for McClellan; Mr. Joe Healy, who represents the U.S. Environmental Protection Agency; Mr. Mark Malinowski from the California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC), Mr. Alex MacDonald from the Cal/EPA Regional Water Quality Control Board, and Mr. Paul Brunner, Director of Environmental Management. This team is responsible for making decisions regarding reuse and privatization cleanup issues.

The Local Reuse Authority (LRA) is the reuse decision-making body. In addition, there is a Base Transition Coordinator, Mr. Rich Bennecke who works both issues in trying to support the community. Mr. Ierardi stated that the bottom line is that all of the forums must work together.

## **Introduction of Mr. Randall Yim**

Mr. Ierardi introduced Mr. Randall Yim, the evening's guest speaker. Mr. Yim has been very instrumental in the early development of the Local Reuse Authority and in beginning to develop the framework on how to redevelop McClellan. He specializes in toxic and hazardous materials issues, military base reuse, and related business transactions and litigation. He was appointed by the Governor as a member of the California Military Base Reuse Task Force. He also represents the County of Sacramento regarding the closure and reuse of Mather. He has provided legal service to the East Bay Conversion and Re-investment Commission regarding Alameda Naval Air Station, and was recently appointed the Deputy Director of the County of Sacramento Department of Base Conversion.

Mr. Yim gave a presentation on some of the groups who will be tasked with achieving McClellan's reuse and privatization goals (see attached handouts). He began by describing the LRA, its structure, and its volunteer planning and action teams.

Mr. Yim also described Sacramento County's Department of Military Base Conversion, of which he is the Deputy Director. His department is developing a Management Action Plan to integrate the concepts of privatization and reuse. The most optimistic projections predict about 30 to 40 percent of the current workload to be privatized; the rest will follow the more traditional reuse path.

The Base Conversion Team has requested proposals to obtain some consultant services to assist them in the reuse planning. They expect to have experts form teams to help with the inventory of the assets McClellan has, what the highest and best uses of those assets are (including the preservation of natural resources), and dealing with the environmental cleanup. A pre-proposal meeting will tentatively take place in April 1996. They hope to have some preliminary reuse plans ready in the summer and be ready for adoption in the last quarter of the year.

It is expected that the final selection for the creation of the Action and Planning Teams will be formally presented to the Board of Supervisors in three weeks.

Ms. Sandra Lunceford asked how Mr. Yim's office will obtain proposals from businesses to reuse the base. Mr. Yim replied that they plan to do several things:

- "Cold" call people; (unsolicited contact)
- Have the Planning Team help determine what types of businesses might be interested;
- Talk to employees, ask what businesses they think might be able to use their skills; and
- Ask a Site Selection Consultant what types of businesses are working to relocate, and market to them.

Ms. Lunceford asked Mr. Yim in what types of incentives would be offered to new businesses. Mr. Yim stated that one of the biggest incentives would be the reuse of McClellan. Others would be the high quality workforce that exists in California from nearby universities, the technical skills that are here, and the weather. Perhaps tax incentives to locate, assessment deferrals, entitlement streamlining, permanent streamlining, reduction credits, those types of things, low cost use of facilities, make it more attractive. There is very little money to do something like make a loan guarantee.

## **BUDGET**

Mr. Ierardi stated that, as McClellan moves forward, there will have to be a balancing of priorities: not only cleanup, but trying to facilitate reuse for the benefit of the community, and trying to reduce risk, balancing the need for regulatory agreements.

With the advice from the RAB, through the Relative Risk Committee, McClellan will begin to prioritize in a very limited funding environment. In prioritization, McClellan will be looking at risk, reuse, and regulatory drivers. The various priorities are factored in and projects are developed.

The budget cycle has changed more rapidly than anticipated since the Base Realignment and Closure (BRAC) announcement. McClellan is no longer funded through the Defense Environmental Restoration Account (DERA), but through BRAC, whose funding cycle is different. This has moved McClellan's budget cycle up approximately four months. Currently, McClellan is working with the Relative Risk Committee to develop projects for a submittal that will eventually go to Congress, who will decide the allocation. If McClellan receives less money than it projects needing, then the staff and the Relative



Risk Committee will have to re-evaluate the projects to ensure that the key projects for that year are still being done.

Most of the FY96 projects are currently on hold because the Congressional appropriation did not authorize the use of DERA funds for closing bases, as had been done in previous years. McClellan was informed to submit the FY96 budget back to the Air Force Base Conversion Agency, who is attempting to secure funding. Simultaneously, McClellan has been required to establish a FY97 and FY98 budget by 2 February 1996. McClellan is also concerned about receiving sufficient funding in the future to keep the program on track and avoid delays in cleanup.

Mr. Joe Ogle asked how much would other installations politically impact McClellan, in terms of competition for budget. Mr. Ierardi answered that there is a limited pot of funding, and acknowledged the competition for it from other bases.

Mr. Ogle asked whether there has been discussion about what McClellan plans to do about accelerating the cleanup program. Mr. Ierardi stated that the money they have asked for is not an accelerated cleanup. However, they are fighting very aggressively for funding to maintain the current program.

Mr. Steve Brown asked whether there is a point beyond which, if more money is cut, certain portions of the base might not be able to be reused because there would not be the money to clean it up. Mr. Ierardi replied that he understood that the important thing is to identify the condition of the property; he is concerned about having sufficient funding to do that. Reuse can take place while cleanup is proceeding. Mr. Yim added that the key is to reduce any acute human health or environmental risks, and to place appropriate restrictions to prevent risks from being created.

### **FY96 DERA Budget Summary**

Mr. Kirk Schmalz gave a presentation of the impact to the budget as a result of the FY96 DERA budget allocation.

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## MAJOR IMPACTS TO THE PROGRAM:

The DERA budget was about 45% of McClellan's initial request. In cutting back the program, program managers at McClellan wanted to ensure they cut in areas that could be most easily accommodated without jeopardizing the program to the point of affecting human health or the environment.

### **Remedial Investigation**

Project: OUA Phase 2 Field Work

Impact: IAG schedule will slip by one year. Only 6 sites of 26 sites that are ranked high will proceed with Phase 2 field work this year.

Project: Basewide RI Reports: The Quality Assurance Project Plan (QAPP) describes what quality assurance and quality control (QA/QC) standards must be met on projects. It is a standard handbook of all the procedures that are used in remedial investigations.

Impact: The QAPP will not be updated this year.

### **Vadose Zone**

Project: Currently operating Soil Vapor Extraction (SVE) System.

Impact:

- SVE rebound shutdowns may extend longer than planned. McClellan will need to determine how long systems can be shut off without concentrations in soil gas going back up.

- Process sampling and analysis to check on how the systems are

doing may be reduced to a minimum, delaying process decisions.

- Documentation will be kept to a minimum, reducing information flow. Presently information is produced very quickly, and can be shared quickly. McClellan expects to expand efforts to minimize impacts in this area.

## **Groundwater**

Project: Long-Term Groundwater Monitoring.

Impact: Sampling and analysis of plumes on the interior of the base will be reduced. McClellan will try to keep sampling wells near/on-base boundary and to monitor off-base impacts, but will shut down interior monitoring wells.

Project: Groundwater IROD cleanup process design.

Impact: Loss of data for optimal well placement for successive phases of remediation may inhibit economy of funds and time. In other words, wells may not be placed in optimal locations, and may cost more to operate.

Project: Base Well 18 (BW-18) replacement. BW-18 is a large drinking water well that, because of its placement, could also draw contamination to deeper depths.

Impact: McClellan AFB had planned to replace BW-18. Abandonment will be delayed.

Project: McClellan has had plans to optimize the Groundwater Treatment Plant to enhance operations.

Impact: Reduced funds will force McClellan to try optimization options without completely testing them first.

With the loss of FY96 DERA funds, no money is coming to the base. The base is starting to see impacts of the delay while the transition to BRAC funds is made. Currently, they hope to only see a 4- to 6-week delay in getting funds. If funds do not come in by then, there will be further impacts. For example:

- BW-18 carbon filters may not be changed. This may necessitate shutting down the well.
- First quarter 1996 Groundwater Sampling and Analysis Program will be skipped. If funding is not available in February, they may have to skip the second quarter also.
- SVE removal actions at new sites may be delayed one year. The IC 31 system startup may be delayed 2 to 4 months.
- Technical support is decreasing due to lack of funds.

As McClellan looks forward to FY97 and FY98, they are trying to take the FY96 delays into account. Presently, they are assuming they will be allocated \$17 million, and that they will be able to start obligating funds in third quarter FY96.

Mr. Ted Freuer asked what would happen if there were insufficient funds to meet a deadline set by the IAG. Mr. Schmalz replied that McClellan will work with the regulators to adjust schedules.

Mr. Joe Healy of U.S. EPA said that they have always understood that all the investigations and decisions on how the base will be cleaned up will be complete by 2003. If that date looks to be in jeopardy, the EPA may need to write letters to the Air Force about this.

Mr. Dennis Green made a suggestion that projects that will not be executed due to funding, but which still are a priority, be quickly re-prioritized so they are ready no later than June, so when fallout money opportunities present themselves in the summer, that the base could execute, get the money and go forward quickly.

Mr. Ierardi stated that was a good suggestion. He also said that if the funding gap does materialize this year, the 2003 date will have to be revisited.

Mr. Dennis Lewis asked what Congress members they should write to if they wanted to write letters. Mr. Cody Tubbs of Congressman Matsui's office suggested chairs of the House and Senate Appropriations Committees.

Mr. Ierardi reiterated McClellan is looking for RAB input to go with the budget requested. He has spoken with Mr. Yarbrough about this and the Relative Risk Committee is working on priorities.

Mr. Frank Miller asked about the issue of the Air Force internal investigation of waste, fraud and abuse, and asked when would the report regarding the details of that report would be released. Mr. Ierardi stated that the report is tentatively scheduled to be released in March 1996 and will be provided at that time. The Air Force policy is that when there is an allegation, to investigate it, and if there is a problem, to fix it.

## **COMMITTEE REPORTS**

### **Community Relations**

Ms. Sue Sher, Chair of the Community Relations (CR) Committee, reported that the Committee met on 13 December 1995. The committee discussed the fact that not everyone on the RAB had selected an alternate. The committee proposed that a pool of qualified alternates be established. Any RAB member who resigns or vacates their position may nominate their alternate to replace them, if they have one. If the member does not have an alternate, then it would be possible to go to the alternate pool to select another RAB member. It was strongly suggested that all alternates attend all RAB meetings. If a RAB member cannot attend a meeting, it is their responsibility to arrange for their alternate to attend or contact the community co-chair to arrange for an alternate from the pool to attend in their place. Mr. Ogle moved, Mr. Brown seconded, and the motion was adopted. The CR Committee will look into how to set up the pool of alternatives.

The CR Committee also looked at minute distribution. The RAB had previously voted to distribute the minutes of all committee meetings to all RAB members. The committee recommended that, due to costs, the minutes from all committee meetings not be distributed to every member. There is also a binder available at all RAB meetings with copies of all the minutes for anyone to read. All RAB members may attend any committee meeting. Mr. Steve Brown moved that minutes from all committee meetings not be routinely distributed to all the RAB members; however, if someone has a specific interest, they may request the chair of that committee provide a copy to them. Ms. Jeannie Lewis seconded the motion and it was approved.

Ms. Sher said that a Restoration Advisory Board Fact Sheet has been developed, and the CR Committee recommends that it be adopted. It provides information to community members about the Restoration Advisory Board and would be helpful in recruitment for the alternate pool. RAB members were asked to provide comments to Sue or Jamie by 1 February 1996. Mr. Brown noticed the fact sheet stated RAB members should not miss two consecutive meetings. The fact sheet should be corrected to state that RAB members should not miss three consecutive meetings.

The CR Committee proposed that the RAB Purpose Statement and Mission Statement be adopted. RAB members were asked to provide comments to Sue or Jamie Cameron-Harley by 1 February 1996. This topic will be further discussed in the next executive session. The Purpose Statement and Mission will be stamped as "draft" in the interim.

## **Base Reuse Committee**

Mr. Ogle reported committee has not met.

### **Technical Review Committee**

Mr. John Leuthe reported that the committee has met jointly with the Relative Risk Committee.

### **Relative Risk Committee**

Mr. Bill Gibson gave the RAB a brief update on the activities of the Relative Risk Committee. Their main focus has been the budget. They have been working with the staff and the agencies to rank projects high, medium, and low. The next focus item will be project prioritization. Dennis Green will be helping with this next week. Anyone interested in working on this process was encouraged to contact Kirk Schmalz.

### **RAB Advisory Worksheet**

Ms. Jamie Cameron-Harley introduced the RAB Advisory Worksheet. It was created to enhance communication between the RAB members and with the restoration team members at the base, as well as the BRAC Environmental Support Team (BEST) members who work on BRAC issues. It allows RAB members to communicate without having to wait for a meeting. This instrument can also be utilized for open/new issues, to show what recommendations the committee has and then show some closure on how that recommendation was addressed. There was some discussion of the need to bring issues to closure. These worksheets can perhaps be a means toward that end.

### **Community Bulletin Board**

The community interviews for previous employees with knowledge of past disposal areas are proceeding. Information from those interviews will be compiled in a report soon. The report will probably come out around February. It will be available at the information repository and in administrative records and will contain interview results.

### **Membership Changes/Selections**

Mr. Chuck Yarbrough informed the RAB that Dale Anderson is taking Joan Calhoun's place. Mr. Dennis Green will be replacing Mr. Bruce McCloud, who appointed Dennis as his replacement.

RAB members were informed that it is that time of year to select or re-elect committee chairs and the Community Co-chair. RAB members were asked to bring their selection for the committee chairs to the next RAB Public meeting. Also, to prepare their nomination for the Community Co-chair.

### **Public Comments and Questions**

*Q: Has the funding levels for environment clean-up been reduced as a result of the base closure announcement?*

*How does the government appropriations committees justify budget cuts when McClellan is the highest ranking air force facility on the NPL? This should be made more public to embarrass them into action.—  
Dale Anderson*

A: No, the cuts that have been made in Congress have affected Environmental Cleanup activities across the country. There is an issue currently being worked out by the local Congressmen regarding the Defense Environmental Restoration Account funds not being allowed to be used at closure bases. We anticipate the issue to be resolved soon and incremental monies to come in as needed for projects.

The government appropriations committees justification happens naturally as part of the process of prioritization.



*Q: Currently "Food Link," a charitable statewide distribution of food is in a process of being evicted from the Sacramento Army Depot, ostensibly to make more room for Packard Bell. They should be able to move into McClellan's empty and unneeded "Conforming Storage facility." Please look into that possibility.—Frank Miller*

A: Mr. Randall Yim stated at the RAB meeting that Mr. Miller, if interested, needs to ask the principals of Food Link to contact the Local Reuse Authority at 916-643-6877 so they could get a better understanding of what their needs are.

*Q: In the Total Quality Management, Meeting Management Execution Area—Please designate a timekeeper who can force compliance with the agenda. The Co-chairs and speakers try to be timely, but have not succeeded. This does not reflect well on the RAB to the public attendees and probably the members.—Robert Senchy*

A: It is an ongoing effort to try to keep within time limits for the various presentations and overall RAB meeting. Steps were made at the last meeting to have allotted times for each presentation; however, when there are numerous questions from the audience or the RAB, the time gets extended. We will continue to try to solve this dilemma.

Mr. Frank Miller requested that the meeting minutes indicate the attendance of the RAB members. This was agreed upon.

Mr. Dennis Green requested that the public comments/questions period be moved more towards the front of the agenda, while the majority of attendees is present. This was agreed upon.

Mr. Miller also suggested the industrial wastewater line be put on the agenda. This item will be available for discussion at a poster board session at the next RAB.